

Project Narrative
Pace Property Holding LLC
Rezone, Development Plan & Primary Plat

Pace Property Holding LLC (“Petitioner”) is the owner and contract purchaser of approximately 74.24 +/- acres (“Site”) located north of and adjacent to the newly extended Airtech Parkway, east of S CR 1050 E (the “Site”). Petitioner respectfully requests that the Site be rezoned to the I-2 District to allow for inclusion of Site within the Pace Property Holding LLC Life Sciences Park, which is located adjacent to and north of the Site. Previous petitions relating to the Life Sciences Park were approved in 2024 including a rezoning, an incremental Primary Plat and a Development Plan. The 2024 Development Plan approved the construction of a new headquarters for Pace Air Freight. Petitioner wishes to relocate the new Pace headquarters from the location approved in 2024 to a location within the Site as approximately depicted on the plans filed herewith.

In connection with the new Pace headquarters, Petitioner respectfully requests Development Plan approval of an approximate 85,000 sf headquarters building with approximately 16,000 sf of office space and approximately 69,000 sf of logistics space. Additionally, an approximately 10,700 sf maintenance building will be located east of the proposed headquarters building. Passenger car and passenger truck traffic to and from the headquarters site will typically access the site from Wamsley Way off of S CR 1050 E, while semi-truck traffic will eventually access the site from the newly extended Airtech Parkway. Passenger car and passenger truck parking will be located in front (west) of the headquarters building, while semi-truck parking will be located behind (east) of the headquarters building. Petitioner proposes a minimum 50’ wide buffer along the western shared border of the Site and the existing residences along S CR 1050 E.

Lastly, Petitioner respectfully requests Preliminary Plat approval as approximately depicted on the Preliminary Plat filed herewith.